



Wastewater Treatment Plant

Site Fact Sheet

City of Carnation Owned Site
(Site No. 35)

Overall Site Description

- ▼ Located in the City of Carnation, west of the business district and Highway 203 at the end of Entwistle Street.
- ▼ Purchased and owned by the City of Carnation for development of a wastewater treatment plant.
- ▼ It has a large, flat area that is currently fallow agricultural land.
- ▼ Improvements on the property include a single-family residence northeast corner of the property.

Screening Summary and Results

- ▼ The site ranked relatively high for *Land Use Compatibility and Acquisition* since:
 - A wastewater treatment plant is an allowed use and only a zoning permit is required.
 - Development of industrial property would have a relatively low impact on City revenue compared to other potential land uses.
- ▼ The site ranked relatively high for *Geographic Location* since:
 - Increased traffic during construction and operation of the treatment plant is expected to have minimal impact on circulation in this area.
 - The site is visible to a few nearby residences. Substantial screening and architectural treatment are likely required, however, mitigation in this area appears to be feasible.
- ▼ The site is similar to other potential sites for *Technical Feasibility* based on fine screening.
- ▼ The site is similar to other potential sites for *Environmental Impacts* based on fine screening.

RECOMMENDATION:
Continue Evaluation in System
Alternative Phase

Site Characteristics

Land Use and Acquisition

- ▼ The site is owned by the City of Carnation. The residential property is currently rented. The remaining land is probably sufficient for the wastewater treatment plant.
- ▼ The site is zoned Light Industrial/Manufacturing. A wastewater treatment plant is an allowed use according to the City code and only a zoning permit is required.

Geographic Location

- ▼ Entwistle Street is a commercial and residential area. Increased traffic during construction and operation of the treatment plant is expected to have minimal impact on circulation in this area.
- ▼ The site is visible to a few nearby residences. Substantial screening and architectural treatment are likely required.

Technical Feasibility

- ▼ The groundwater level in the area is expected to be high which may impact construction techniques and costs.

Environmental Impacts

- ▼ There are no known impacts to shorelines, sensitive areas, wetlands or endangered species at this time. The natural environment was disturbed due to agricultural activities in the past. Additional information should be collected to determine if there are any potential environmental impacts.
- ▼ Depending on the exact location of the facility, the footprint may fall within 1,000 feet of a potable water well. Additional mitigation measures may be required to protect the well.

SITE SUMMARY

Geographic Location: City of Carnation
(West of Business District)

Estimated Total Area: 9.3 acres

Owner: City of Carnation

Current Use: Occupied Single-Family Residential/
Light Industrial/Manufacturing

Fine Screening Impact Results:



Figure 6

WWTP SITE 1

SUMMARY SHEET

CARNATION WASTEWATER TREATMENT FACILITY
KING COUNTY DEPARTMENT OF
NATURAL RESOURCES AND PARKS

